

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. _____

1. Name of Property (indicate preferred name)

____ historic

____ other

2. Location

street and number 419 Reading Avenue _____ not for publication

city, town Rockville _____ vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Robert Jones and Kathleen Hayes

street and number 419 Reading Avenue telephone

city, town Rockville state MD zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County liber folio

city, town Rockville tax map tax parcel tax ID number 04-00206354

5. Primary Location of Additional Data

- ____ Contributing Resource in National Register District
____ Contributing Resource in Local Historic District
____ Determined Eligible for the National Register/Maryland Register
____ Determined Ineligible for the National Register/Maryland Register
____ Recorded by HABS/HAER
____ Historic Structure Report or Research Report at MHT
____ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
____ district	____ public	____ agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	____ landscape	Noncontributing
____ structure	____ both	____ commerce/trade	_____ buildings
____ site		____ defense	_____ sites
____ object		<input checked="" type="checkbox"/> domestic	_____ structures
		____ education	_____ objects
		____ funerary	_____ Total
		____ government	
		____ health care	
		____ industry	
		____ recreation/culture	
		____ religion	
		____ social	
		____ transportation	
		____ work in progress	
		____ unknown	
		____ vacant/not in use	
		____ other:	

**Number of Contributing Resources
previously listed in the Inventory**

7. Description

Inventory No.

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The house at 419 Reading Avenue was built circa 1896 and has significant historic value as it was constructed in the first phase of development within the Rockville Park subdivision.¹ The historic integrity of the building is retained in its modest two-story, L-shaped massing. It has many of its original two-over-two and two-over-one sash windows. A c. 1980 addition on the south and west elevations added a significant amount of interior space to the rear of the house. This addition is distinctly defined by its form, location, and vinyl clad exterior, which could allow for accurate means of reversibility.

Description

The property at 419 Reading Avenue presently occupies lots 19, 20, and 21 in Block 4 of the Rockville Park subdivision and faces north on the south side of the street. The two-story frame home with attic retains its modest historic details including original two-over-one windows with simple exterior molded surrounds, cornice returns, and a simple frieze board at the cornice. The foundation of the first build is brick parget, and the south addition has a concrete slab foundation. German siding original to the first build is still extant beneath the current asbestos shingles. Vinyl siding covers the rear addition. An interior chimney exists on the south end of the first build on the west slope.

The north façade (Photo 1) with front-gabled roof and cornice returns has two six-over-six windows with a mullion on the first floor not original to the first build and an original two-over-two window on the second floor directly above. A small rectangular gable window lights the attic. The north-facing front entrance with original transom and door is extended from the house under a shed roof. Originally, this shed roof probably extended south covering the first story of the southwest room, which was removed for the addition of a second story bay window. A paneled half-light exterior door is wood and looks to be original to the first build. The eight-light storm door is also wood.



Photo 1: North elevation

¹ The date of construction is listed as 1896 on the Maryland Department of Assessments and Taxation, but no documentation was found indicating the actual construction date or architect.

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A shallow hipped roof supported by its original spindled column covers the porch. The current owners replaced the porch steps and spindle balusters about five years ago. The bottom of the original column was also cut and pieced together due to rot at the same time the steps were replaced.

The west elevation (Photo 2) consists of first build and c. 1980 additions demarcated by the asbestos shingles on the first build (blue) and vinyl siding (white) on the addition. The first story bay window west of the front entrance is not original; however, the two-over-two paired windows on the first story are original to the first build. The second story bay window with one-over-one windows is also part of the ca. 1980 addition enlarging the master bedroom. A six-over-six window is located on the second story addition just below the rake.



Photo 2: West elevation



Photo 3: South elevation showing addition and gable end of first build

The addition extends to the south and is covered by a shed roof (Photo 3). The addition roofline is two stories on the western half and drops to one story before at the southeast corner of the first build. Steel French doors give access from the south addition into the backyard via makeshift CMU steps. There is one four-over-one window on the second story and a one-over-one window east of the back door.

On the east elevation, a plywood pilaster on the north end has replaced one of two original chimneys (Photo 4). Currently, a wood stove is used and is located where the original fireplace was. It vents via an opening through the pilaster. One window is on each floor of the east elevation directly above and below one another. There is a small square window north of the second floor window, which is located at the top of the stairway. There is a rectangular plywood patch north of the second floor window, which is probably where an air conditioner unit was placed prior to central air being installed. Ghosting below the first floor window gives evidence that the size was reduced following



Photo 4: North and east elevations

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installation of modern windows. The addition on the east elevation contains a one-over-one window on the first floor.

Interior features of notable historic significance include the original staircase, featuring a decorative newel post and spindle balusters (Photo 5). The original yellow pine floor is still extant throughout the house, although it has been covered in the kitchen beneath slate tile. Bull's-eye moldings surround the interior doorways and windows within the original structure on both the first and second floors.

The house appears to have been constructed without an interior bathroom. A bathroom was likely added to the rear and is now encompassed in the 1980 additions.



Photo 5: Newel post on first floor

Landscape Features

The house is surrounded on either side by open space and similarly scaled houses. The current wood fence running east-west parallel to the street was installed in the 1980s or 1990s. Small, red-brown gravel creating a driveway entrance to the back yard is located on the east side of the house. An old growth oak tree stands in the northeast corner of the lot and a large coniferous tree is located in the back yard, south of the house. A sidewalk with a 2x2 brick square configuration leads from the sidewalk to the front door.

Accessory Buildings

Two accessory buildings used as storage currently exist on the lot. Accessory building one, located in the southeast corner of the lot, fronts where an alley once existed (Photo 6). This outbuilding was probably standing prior to 1949 as indicated by the 1949 Sanborn map.² The north elevation is composed of vertical wood siding. This is an exception to the other elevations, which have horizontal siding. The roof is covered with black asphalt shingles with an exposed eave. The overall condition of the shed is very poor; the roof is sagging in spots and moss is penetrating the bottom of the siding due to water damage. Although the features of this accessory building are not of outstanding architectural merit, it gives evidence to the alley that it fronted, which has since been abandoned.

² The 1924 Sanborn map does not extend to the boundaries of 419 Reading, therefore, does not indicate whether the outbuilding existed prior to that date.

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The second accessory building in the southwest corner of the lot is supported with a CMU foundation and composed of frame construction with horizontal wood siding (Photo 7). This shed

also has a composite asphalt roof with exposed eaves. The shed was likely built prior to 1960 as indicated by the 1960 Sanborn map.³ The foundation has shifted and foliage has taken over the exterior of the shed. There is also a hole in the roof, and overall, the shed is very dilapidated.



Photo 6: Accessory building one, north and west elevations

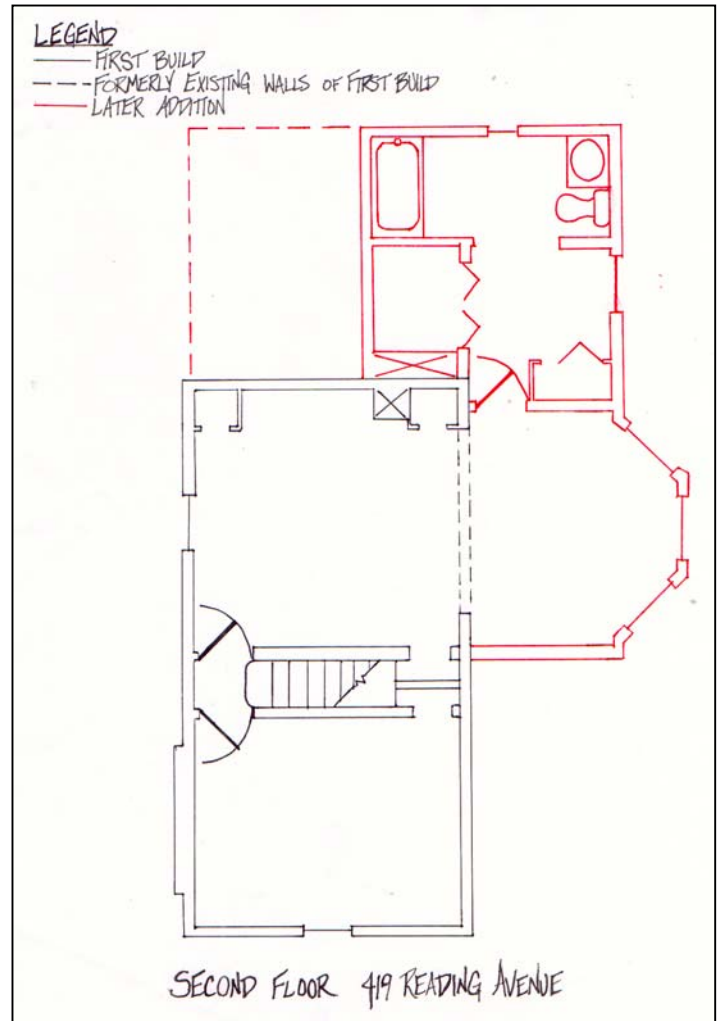
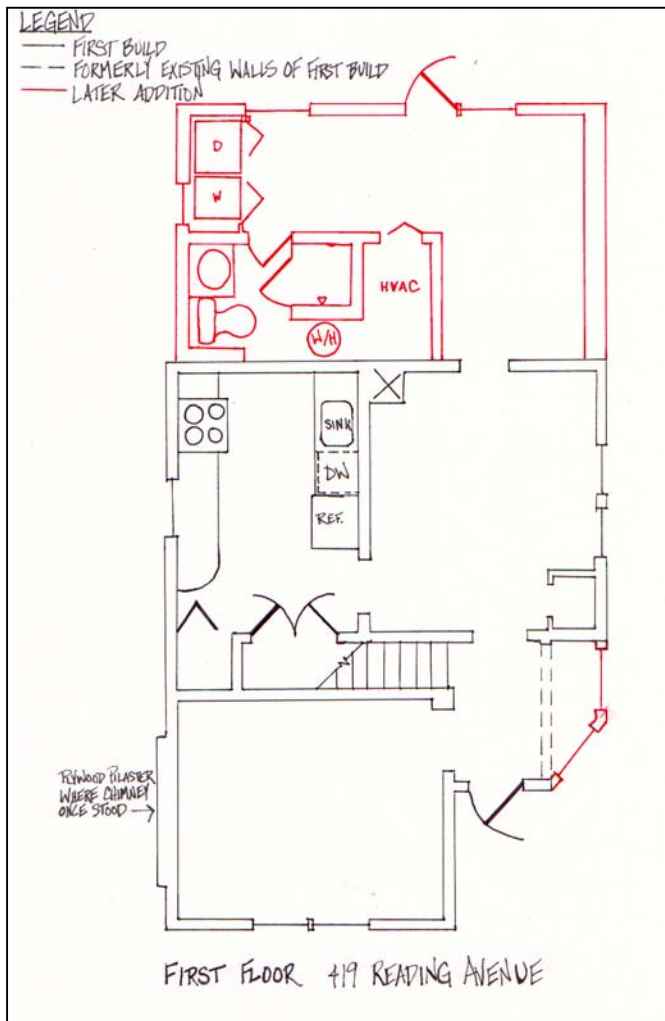


Photo 7: Accessory building two north and east elevations

³ Although there is a shed delineated on the 1960 Sanborn map, there is no evidence that it is the one that currently exists. The shed does not exist on the 1949 Sanborn map.

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8. Significance Inventory No.

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder Unknown

Construction date circa 1896

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

History

In 1884 Dr. E. E. Stonestreet sold 28 acres of land near the B&O Railroad Station to William Reading, a Washington lumber and coal merchant.⁴ William Reading's 28-5/8 acres was platted into seven blocks, with 53 residential lots and a single 1.3 acre lot between the rail tracks and Stonestreet Avenue and filed in 1888 as "Reading's First Addition to Rockville."⁵ As noted by Gail Littlefield, "street names included a number named for the Reading family, including that of William Reading's maternal grandfather, Grandin. The existing name of Baltimore Road was changed to John Street. A hierarchy of streets was established with major streets (Reading-60' wide, Stonestreet, Grandin, Maple - 55' wide), and minor streets (Bancroft and Jefferson Streets - 30' wide; and Olive Street - 26' wide). In addition, there were three alleys that were only 10-11' wide (Bergen, Amity, Lynn)."⁶

Reading mortgaged the subdivision to Washington and Mary Frances Danenhower in March of 1890.⁷ Danenhower had the subdivision replatted, increasing the number of residential lots to 217. As indicated by Plat Book A #53, "the blocks were reconfigured: Bancroft Street was removed and Block 7 was enlarged; Block 5 was divided down the middle with a central alley, providing 47 lots instead of just 7. Lot widths were decreased to a typical 25'."⁸ William Reading mortgaged the property to Danenhower for \$9,000 with interest and lots were released in increments as Danenhower paid off the mortgage. Once Danenhower paid \$2,500, Reading would release "the

⁴ McGuckian, Eileen. *Rockville: Portrait of a City*. Franklin, TN: Hillsboro Press, 2001, p. 70.

⁵ Plat Book A, Plat #47.

⁶ Littlefield, Patricia G. MHT Form for 709 Grandin Avenue, 2002.

⁷ Montgomery County Land Records, Liber 105, J.A. 17, Folio 268.

⁸ Littlefield, Patricia G. MHT Form for 709 Grandin Avenue, 2002.

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several lots as laid down on the plat of the subdivision of the mortgage premises” which were sold for \$200 each.⁹ There were six exceptions to this deal, which were lots that William Reading had sold previously.¹⁰ There were five subsequent deeds of release conveying the individual lots that were sold to Danenhower.¹¹ Lots 18, 19, 20, and 21 of Block 4 were not documented in the sale to Danenhower within those five deeds of release. Therefore, it is most probable that Joseph Reading inherited the lots of 419 Reading Avenue (currently lots 19, 20, and 21) in 1898 following the death of his father intestate.¹²

Joseph Reading took out a mortgage from Sarah E. Getzendanner on July 20, 1900 in the amount of \$600.¹³ On the same mortgage, Joseph and Mary Reading granted Sarah Gezendannner "those lots pieces or parcels of land situate lying and being in the town of Rockville... which are known and distinguished as being Lots 18, 19, 20, and 21 all in block four" in the subdivision known as Rockville Park for one dollar.¹⁴

In October 1900, William E. Selby and Sarah A. Selby assumed the payment of said mortgage for the sum of \$800 from Sarah Getzendanner.¹⁵ On March 6, 1917, William and Sarah Selby conveyed the same lots back to Sarah Getzendanner.¹⁶ She sold the lots to Martin Heim on April 28, 1917, for ten dollars.¹⁷ Martin and Ada Heim sold the lots to Fred C. and Mary A. Nellinger on April 1, 1919.¹⁸ According to the Maryland 1930 Federal Census, Fred Nellinger was an assistant engineer with the City Water Supply, born in Maryland in 1878, and married at age twenty-three.¹⁹ Nellinger also owned lots 16 and 17 in block 4 that he bought in September of 1929.²⁰ Fred Nellinger lived in the home at 419 Reading Avenue until his death in 1971. Albert G. Fraley and Maude L. Free inherited lots 19, 20, and 21 of Block 4, containing 419 Reading, on March 23, 1972, and subsequently sold them to Stephen R. and Janet Williams.²¹ Lot 18 was divided and sold

⁹ Montgomery County Land Records, Liber 106, J.A. 18, Folio 5.

¹⁰ The six lots were sold to Albert S. Dalby, Charles W. Sage, Wallace E. Ricketts, Margaretta A.C. Welsh, John Kingdon, and Helena Morton. Montgomery County Land Records, Liber 106, J.A. 18, Folio 4.

¹¹ These deeds of release are listed in the margin of Liber 106, J.A. 18, Folio 4.

¹² Land boundaries in the deed upon death are given in degrees and minutes, therefore, not specifying individual lots making it difficult to allocate specific property lines. Liber 150, T.D. 2, Folio 293.

¹³ Montgomery County Land Records, Liber 163, T.D. 15, Folio 5.

¹⁴ Montgomery County Land Records, Liber 163, T.D. 15, Folio 5.

¹⁵ Montgomery County Land Records, T.D. 17, Folio 56.

¹⁶ Montgomery County Land Records, Liber 262, Folio 349.

¹⁷ Montgomery County Land Records, Liber 262, Folio 418.

¹⁸ Montgomery County Land Records. Liber 278, Folio 373.

¹⁹ Montgomery County Historical Society, Maryland 1930 Federal Census.

²⁰ Montgomery County Land Records, Liber (?), Folio 403.

²¹ Montgomery County Land Records, Liber 4196, Folios 835 & 836.

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with Nellinger's other lots, 16 and 17, also of Block 4.²² Roger Lewis and Deborah S. Waldren purchased the house and lots 19, 20, and 21 on December 6, 1974.²³ Michael C. and V.A.W. Ford bought the house and lots for \$101,000 on May 24, 1988.²⁴

The current owners, Robert and Kathleen Hayes, bought the home in April of 1994 and have requested this designation to make use of tax credits in order to restore a greater sense of historic integrity to their home.

Significance

The house located at 419 Reading Avenue in Rockville conveys an architectural massing, design, and setting that is historically significant for its representation of style, place, and period of construction. The house's construction and land development gives evidence to the eastern expansion of Rockville following the construction of the B&O Metropolitan Railroad in March in 1873. Initially, the lots were large, but when replatted in 1890 by Danenhowe, were much more compact, signifying national and regional trends in the movement of middle class residents to the suburbs. Essentially, the train made it affordable and timely for the middle class to move outside city limits and commute to work in the city.

The modest details of this home are indicative of its middle class origins. Its small size, simple cornice return, molded surrounds, frieze board, newel post, and interior bull's eye molding are historically significant in their representation of a vernacular approach to high-style Victorian residential details. Although the house has been remodeled, it retains its general massing and architectural details such as doors, windows, and trim. The house at 419 Reading Avenue complements its flanking neighbors in scale, massing, and character. The cross-gabled style and massing is a unique reflection of local design characteristics specific to its period of construction in the late nineteenth century.

²² This lot is currently 413 Reading Avenue containing lots 16, 17, and 18, and the primary structure was built in 1960 (Tax number 04-00206525).

²³ Montgomery County Land Records, Liber 4600, Folio 297.

²⁴ Maryland Department of Assessments and Taxation. Real Property Data Search. District and Account Number: 04-00206354.

9. Major Bibliographical References

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10. Geographical Data

Acreage of surveyed property _____ 9,750.00 SF
Acreage of historical setting _____
Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Lot 19, Lot 20, and Lot 21 of Block 4 in Rockville Park subdivision

11. Form Prepared by

name/title	Casey L. Weeks	
organization	City of Rockville, HDC staff	date 8-14-03
street & number	111 Maryland Avenue	telephone
city or town	Rockville	state MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600